

Minutes
Board of Zoning, Planning & Appeals
Thursday, May 26, 2016
7:30 P.M.

Village Hall Board Room
655 Village Hall Drive
Cary, IL 60013

I. **Call to Order**

Meeting called to order at 7:30 P.M.

II. **Pledge of Allegiance**

At this time, Chairman Khoury introduced Mayor Kownick who was present to give the oath of office to the new Zoning, Planning and Appeals Board members. Mayor Kownick read the oath of office to Chairman Khoury and new Zoning, Planning and Appeals Board Members Kretschmer, Pippen and Williams.

III. **Roll Call**

Present: Chairman Khoury, Members Kretschmer, O'Laughlin, Jasper, Pippen and Williams
Absent: Graziano

Others present included Director of Community Development Brian Simmons, Mayor Kownick, Village Board Trustee Covelli, Village Clerk Bragg and members of the audience per the sign-in sheet.

Chairman Khoury presented a brief overview of the Roberts Rules of Order procedure to be followed at all Board of Zoning, Planning and Appeals meetings.

IV. **Approval of Minutes of Previous Meetings – April 28, 2016**

Chairman Khoury asked for any discussion or comment from the Board regarding the minutes. With no comment or discussion, Chairman Khoury asked for a voice vote on approval of the minutes of April 28, 2016.

Discussion

None

All Ayes by voice vote

Approval of the Minutes Passed: 6-0

V. **Village Case No. 16-ZPA-05-001**

Petitioners: Joseph R. and Laurie A. Fuchs
Request: Map Amendment Rezoning the Property from R-2 Single-Family to M – Limited Manufacturing District
Location: Vacant Lot, Cary Avenue

Chairman Khoury called Village Case No.16-ZPA-05-001 to order. Director Simmons stated the petitioner is requesting recommendation to the Village Board approval of a map

amendment rezoning the property from R-2 Single-Family to M-Limited Manufacturing District. He presented information and exhibits relating to and detailing the variation requests.

Chairman Khoury asked for questions from the ZPA Board.

Member O'Laughlin asked if the property owners had information regarding what type of building was planned for the property.

Mr. and Mrs. Fuchs and their attorney, John Horeland, were present on behalf of the request. The property was purchased in 2002 by the petitioner who are longtime residents of the Village and are asking approval to rezone the property as it's a condition to the sale of the lot. The petitioners stated they intended to sell the property to a business that would build an office/warehouse building on the site. However, no plans had been detailed on the project to date.

Chairman Khoury opened the floor to public discussion.

Mrs. Resa Riess, 405 Cary Ave. spoke against the rezoning. She stated the property is located in a residential area and should remain so. Mrs. Riess showed the Board pictures of manufacturing areas in the Village and spoke of the changes that would occur should the zoning change be approved.

Mr. Ed Riess, 405 Cary Ave. spoke against approval of the rezoning, citing safety, health and security concerns and asked who would choose to live next to a manufacturing area.

Mr. Jim Tooke, 416 Cary Ave. spoke against approval of the rezoning.

Mrs. Diane Tooke, 416 Cary Ave. stated her opposition to the proposal.

Mr. Bob Barrett, 479 Marquette Ave., stated he believes the character of the surrounding neighborhood is very special and is opposed to the proposal.

Mr. Don Webster, 436 Marquette Ave., spoke against approval of the rezoning.

With no further comment from the floor, Chairman Khoury closed the public discussion portion of the meeting.

Chairman Khoury entertained a motion to recommend to the Village Board of Trustees, approval of a map amendment rezoning the property from R-2 Single-Family to M-Limited Manufacturing District.

Motion: Member O'Laughlin moved, seconded by Member Jasper, to recommend to the Village Board of Trustees, approval of a map amendment rezoning the property from R-2 Single-Family District to M-Limited Manufacturing District.

Discussion

Chairman Khoury asked if two of the three contiguous parcels are already zoned for manufacturing. Director Simmons stated they are. The zoning affects only the third parcel on the corner.

Member Williams asked for details on staff's recommendation for the petition. Director Simmons reviewed the property location and existing land use in the area. Director Simmons

also reviewed the manufacturing zoning district setbacks, parking requirements and building uses that would be allowed.

Member Pippen stated in response to Mr. Reiss's comment that he chose to live in a residential location which abuts a manufacturing area and so understands the types of concerns with living next to these areas.

Board members held general discussion regarding the Village's zoning requirements and what type of uses could be developed on the property if zoning was approved. Concerns were expressed regarding the unknown use of the property in the future.

Voting Aye: *None*
Abstain: *None*
Voting Nay: *Jasper, Williams, Pippen, Kretschmer, O'Laughlin, Houry*
Absent: *Graziano*

Motion Failed: *0-6*

VI. **Village Case No. 16-ZPA-05-002**

Petitioners: Cary Area Public Library
Request: 1. Variation to Increase Permitted Lot Coverage from 30% to 50% (Sec. 17.20.040)
2. Variation to Reduce Required Parking Setbacks from 20 feet to 5 feet (sec. 17.20.065)
Location: 1606 Three Oaks Road

Chairman Houry called Village Case No.16-ZPA-05-002 to order and stated the petitioner is requesting recommendation to the Village Board approval of a variation to increase permitted lot coverage and a variation to reduce required parking setbacks from 20 feet to 5 feet.

Director Simmons presented an overview of the first item for a variation to increase the permitted lot coverage from 30% to 50%. The Library is planning to construct a book drop-off lane and a small building addition to the east side of the existing building.

Director Simmons stated the second item is a variation to reduce required parking setbacks from 20 feet to 5 feet. The parking setback is an existing setback that did not require a variation at the time it was annexed into the Village.

Chairman Houry asked for questions from the ZPA Board.

Member O'Laughlin asked if there would be a stop sign at the library exit onto Mallard Drive. The petitioner stated there will be a stop sign at that location.

Member Jasper reviewed the existing layout of the library property and stated the changes in the petition exist now and were in place when the library was annexed into the Village.

Member Pippen inquired on drainage for the property and potential for water run-off affecting the area. Director Simmons stated the proposed changes would require a storm water permit to be in place before a building permit would be issued.

Shaun Kelly, Engberg-Anderson Architects, representative for the library, reviewed a brief history of the library building. He reviewed the proposed layout changes to the parking lot and building.

Member Jasper asked for information on the space allowance of the drive-by, drop-off lane. Mr. Kelly stated the lane is wide enough for one car to pass a stopped vehicle.

Chairman Khoury asked if any neighbors or public services had comments on the petition. Diane McNulty, Cary Area Library Director stated the Library has not received any feedback from neighbors and the Cary Fire Protection District approved the layout of the proposed plan.

Chairman Khoury opened the floor to public discussion.

With no comment from the public, Chairman Khoury closed the public discussion portion of the meeting.

Chairman Khoury entertained a motion to recommend to the Village Board of Trustees, approval of the following two variations with the condition that all additional directional and safety signage will be posted on the property;

1. Variation to Increase Permitted Lot Coverage from 30% to 50% (Sec. 17.20.040)
2. Variation to Reduce Required Parking Setbacks from 20 feet to 5 feet (Sec.17.40.065)

Motion: Member O’Laughlin moved, seconded by Member Kretschmer, to recommend to the Village Board of Trustees, approval of the following two variations with the condition that all additional directional and safety signage will be posted on the property;

- 1. Variation to Increase Permitted Lot Coverage from 30% to 50% (Sec. 17.20.040)***
- 2. Variation to Reduce Required Parking Setbacks from 20 feet to 5 feet (Sec.17.40.065)***

Discussion

None

<i>Voting Aye:</i>	<i>Jasper, Kretschmer, Phippen, O’Laughlin, Khoury, Williams</i>
<i>Abstain:</i>	<i>None</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Absent:</i>	<i>Graziano</i>

Motion Passed: 6-0

VII. **Any and All Other Business**

Chairman Khoury stated his thanks to each of the new members for volunteering their service on the Board of Zoning, Planning and Appeals.

Director Simmons stated the ZPA Board will meet on June 9th for a general training workshop for Board members.

Chairman Khoury thanked Director Simmons for the research and preparation done to provide Board members with the information required to review the petitions.

Chairman Khoury stated the ZPA Board meetings will continue to meet at 7:30 pm.

VII. **Adjourn**

Chairman Khoury entertained a motion to adjourn at 9:12 p.m.

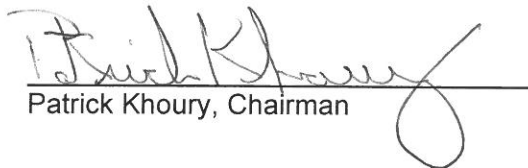
Motion: Member O'Laughlin moved, seconded by Member Pippen to adjourn the meeting.

All Ayes by voice vote.

Motion carried.

Meeting adjourned at 9:12 p.m.

Respectfully submitted,


Patrick Khoury, Chairman


Nancy Bragg, Village Clerk